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A Look at December 2025 Housing Performance in the Quad Cities

Closing out the year, December reflected a continued recalibration across the Quad Cities housing market, with performances varying by community. Shifts in sales activity, inventory levels, and pricing underscored a market that had moved further away from the frenzied pace of prior years and into a more measured, strategic environment. Buyers generally gained leverage through increased options and longer timelines, while sellers navigated a landscape where pricing precision and patience proved increasingly important.

Regionally, the Quad Cities market showed signs of moderation compared to the prior year. Total sales declined 8.1% to 238 transactions, while new listings edged down 1.4% to 213, indicating that both buyer and seller activity cooled modestly as the market continued to settle into a more balanced pace. Active inventory expanded 6.8% to 1,012 homes, contributing to a 5.4% increase in months of inventory (MOI) to 3.9. Pricing softened as the median sold price fell 9.3% to \$485,000. At the same time, median days on market (DOM) increased 10.9% to 61 days, signaling more deliberate buyer decision-making as the year concluded.

Within Prescott, market conditions remained relatively stable despite modest year-over-year declines in activity. Total sales slipped 1.7% to 118, and new listings dipped 1.0% to 104. Active inventory rose slightly by 0.8% to 522 homes, while MOI decreased 6.8% to 4.1—suggesting that demand continued to keep pace with supply. The median sold price increased 2.4% to \$655,000, reflecting resilience at the upper end of the market. Meanwhile, median DOM dropped sharply by 27.9% to 49 days, indicating quicker movement for well-priced homes.

By contrast, Prescott Valley experienced more pronounced shifts across multiple indicators, reflecting a market that had moved more decisively toward balance. Sales fell 23.6% to 68, even as new listings increased 20.3% to 71, creating a wider gap between supply and demand. Active inventory climbed 13.9% to 270 homes, pushing MOI up 14.3% to 3.2 and easing competitive pressure. Pricing softened, with the median sold price declining 6.3% to \$440,450, as sellers adjusted expectations in response to longer marketing times. At the same time, median DOM rose significantly by 51.2% to 62 days, giving buyers additional time and flexibility to evaluate options as inventory expanded.

In Chino Valley, both supply and demand contracted over the year, reflecting a smaller and more selective segment of the market. Total sales decreased 6.7% to 28, while new listings dropped a notable 23.3% to 23, signaling increased caution among sellers about entering the market. Active inventory declined 9.1% to 110 homes, and MOI fell 18.2% to 3.6, indicating that available supply tightened despite slower overall activity. Even so, the median sold price increased 3.3% to \$434,123, suggesting that well-priced and desirable properties continued to draw qualified buyers.

However, median DOM rose sharply by 50.0% to 51 days, pointing to a more deliberate pace of transactions as buyers took additional time to assess value and negotiate terms.

Meanwhile, Dewey-Humboldt stood apart with notable growth in several key areas, reflecting a market where prior inventory gains continued to influence current conditions. Total sales rose 5.0% to 21, even as new listings fell 31.8% to 15, suggesting that existing inventory was sufficient to support buyer activity without an influx of new supply. Active inventory surged 50.7% to 110 homes, driving MOI sharply higher by 60.6% to 5.3 and shifting the balance more firmly in favor of buyers. The median sold price declined 4.9% to \$395,000, while median DOM increased 50.8% to 92 days—clear indicators that buyers exercised greater negotiating power and took additional time to secure favorable terms in this segment of the market.

Taken together, December capped off a year defined by normalization and nuance across the Quad Cities. Inventory growth, longer marketing times, and selective price adjustments highlighted the importance of data-driven strategy for both buyers and sellers. As the market headed into the new year, working with a knowledgeable local REALTOR® remained a critical advantage for navigating evolving conditions and identifying opportunities in an increasingly balanced housing environment.

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